

## **TOWN COUNCIL STAFF REPORT**

Title: Award Architectural and Consultant Design Services Contract for the Mammoth Arts and Cultural Center to HMC Architects.

Meeting Date: March 19, 2025

Prepared by: Amy Callanan, PE Engineering Manager

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### **RECOMMENDATION:**

Staff recommends the Town Council authorize the Town Manager to:

- Finalize scope and fee negotiations and execute an agreement with HMC Architects for architectural and consultant design and construction administration services for the Mammoth Arts and Cultural Center.
- Execute amendments to the contract as necessary to advance project development as authorized by the Town Council.

### **BACKGROUND:**

In August 2024, Town Council approved the 5-year Capital Improvement Plan (CIP), which included design and construction of the Mammoth Arts and Cultural Center (MACC). The MACC project is the result of a partnership between the Mammoth Lakes Foundation, Town of Mammoth Lakes, Cerro Coso/Kern Community College, and private donors, and is intended to be a year-round venue for performing arts events, including live theater, musical performances, films, lectures, conferences, and community activities. The MACC is proposed to be constructed as an addition to the Edison Theater located at 100 College Parkway, on property currently owned by the Mammoth Lakes Foundation (MLF). Initial design has been performed by HMC Architects under contract with MLF. The scope of the MACC project includes the addition of a single-story, approximately 7,482 square-foot, 239-seat performing arts theatre with support spaces, a new trash enclosure, reconfiguration of the existing parking lot, and other site improvements such as walkway connections and landscape/revegetation of the disturbed site.

The Town is currently in negotiations with MLF to purchase the overall 8-acre parcel including the existing theater building, and to take over final design and construction and eventually operation of the MACC. In anticipation of the transition, HMC has provided Town staff with a proposal to continue design and construction administration of the MACC through project completion. Staff anticipates completing design and going out to bid in May and starting construction this fall.



### **ANALYSIS:**

The contract with HMC would be executed as a task order under their current on-call contract for architectural and consultant services. The on-call contract was executed in September 2024 following a competitive RFQ/RFP process during which many consultants submitted proposals and were selected based on professional qualifications.

### **FINANCIAL CONSIDERATIONS:**

The architectural and consultant services are currently proposed to include a \$589,569 fixed fee, plus reimbursable expenses not to exceed \$78,450, for a total not-to-exceed contract amount of \$654,519. These services were originally estimated to be approximately \$1,182,500. The total project budget is estimated to be approximately \$16.8 million.

The project is currently funded as follows:

<b>Funding Source</b>	<b>Amount</b>
Donations	\$ 500,000
General Fund / Measure U	\$ 5,800,000
Kern Community College District	\$ 7,500,000
Mammoth Lakes Foundation	\$ 3,000,000
<b>TOTAL</b>	<b>\$ 16,800,000</b>